

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

14/6 MAYSTON STREET HAWTHORN EAST VIC 3123

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$200,000

&

\$220,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$649,000

Property type

Unit

Suburb

Hawthorn East

Period-from

01 Feb 2023

to

31 Jan 2024

Source

Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale:

Address of comparable property

Price

Date of sale

40/29 LYNCH STREET HAWTHORN VIC 3122

\$210,000

12-Apr-23

49/23 MALEELA AVENUE BALWYN VIC 3103

\$220,000

21-Oct-22

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.

This Statement of Information was prepared on: 28 February 2024

**40/29 LYNCH STREET HAWTHORN** Sold Price
VIC 3122**\$210,000** Sold Date **12-Apr-23** 1  1  1Distance **1.65km****49/23 MALEELA AVENUE BALWYN** Sold Price
VIC 3103**\$220,000** Sold Date **21-Oct-22** 1  1  1Distance **2.41km****RS** = Recent sale**UN** = Undisclosed Sale

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